

PLANNING COMMISSION SPECIAL MEETING – APRIL 9, 2018

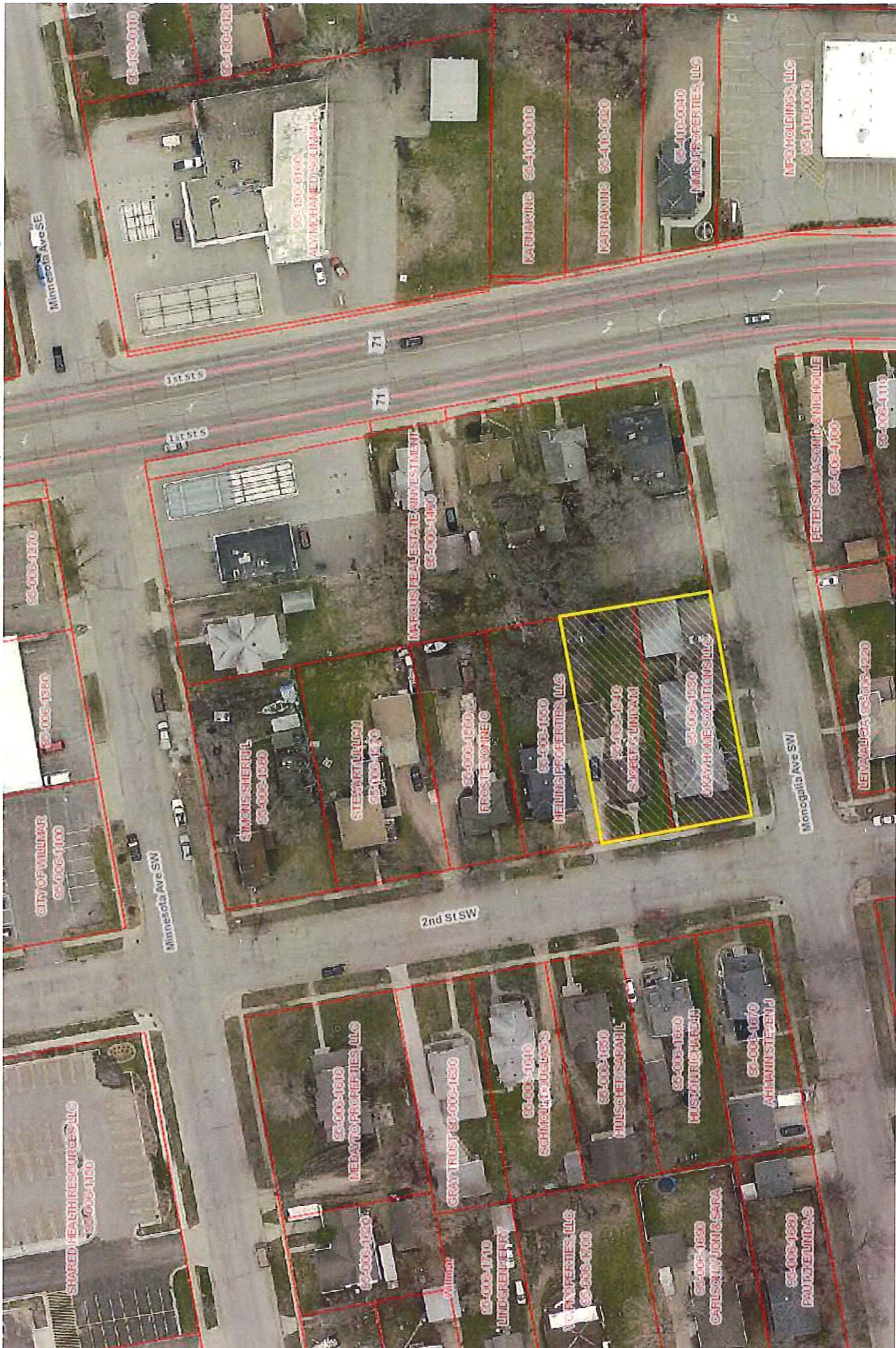
STAFF COMMENTS

1. LEGACY DEVELOPMENT REZONE R-3 TO GB – FILE NO. 18-02:

- The applicant is Legacy Group Development, LLC, Willmar, MN.
- The applicant is requesting a rezone from R-3 (Low Density Multi-Family Residential) to GB (General Business) on property described as: North 48 feet of Lot 9, Block 67, First Addition to the Town of Willmar (619 2nd St SW) AND Lot 8 and south 2 feet of Lot 9, Block 67, First Addition to the Town of Willmar (116/118 Monongalia Ave SW).
- The applicant is requesting the rezone to allow expansion of current commercial development planned for the east half of the block.
- A few options have been submitted for development of these lots -- parking or parking and a second building location.
- Legacy Development may use the property for a parking lot with an approved Plan Review, as the current residential lots (R-3) abut commercial property.
- The property to the west and south is residential (R-3 and R-2), as well as property to the north (R-3) that transitions into the Central Business District. The property to the east is commercial (GB).
- Steve Bristle's house move applications have been approved, and the houses will be moved off of the lots to locations in NW Willmar.
- Planning Commission approved the Legacy Development Plan Review for a 5-unit building with 2 drive through windows on the east half of the block in September 2017. One condition of approval was meeting setback or applying for a variance – the variance application has been submitted, and Board of Zoning Appeals meets at 5pm on Monday, April 9.
- The future intended use of 1st and 2nd Street SW is commercial development.
- The zoning would be an increase in intensity of use.

RECOMMENDATION: Approve the rezone and forward it onto the City Council for Ordinance introduction and adoption.

* Remember – your decision is about the rezoning of land, not approving any site plans, and no conditions may be imposed.

[illegible]

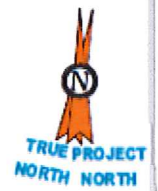
MINNESOTA AVE

SECOND STREET

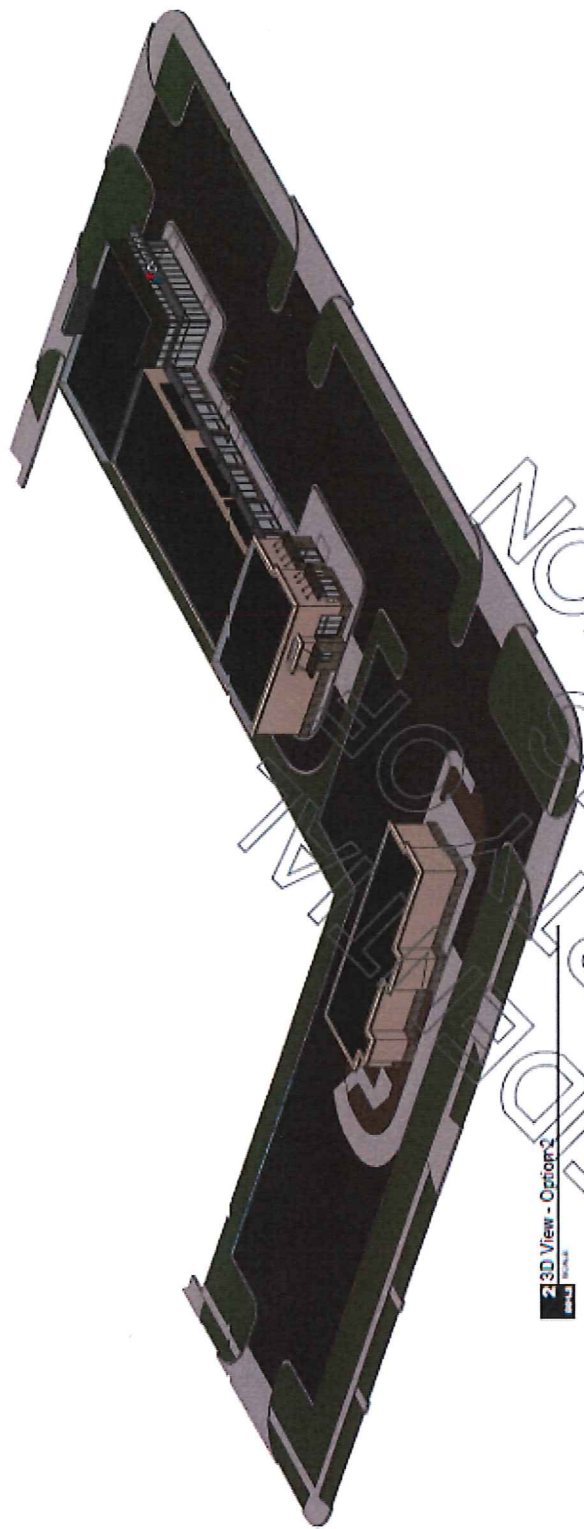
FIRST STREET

2,500 SF

70 PARKING SPACES

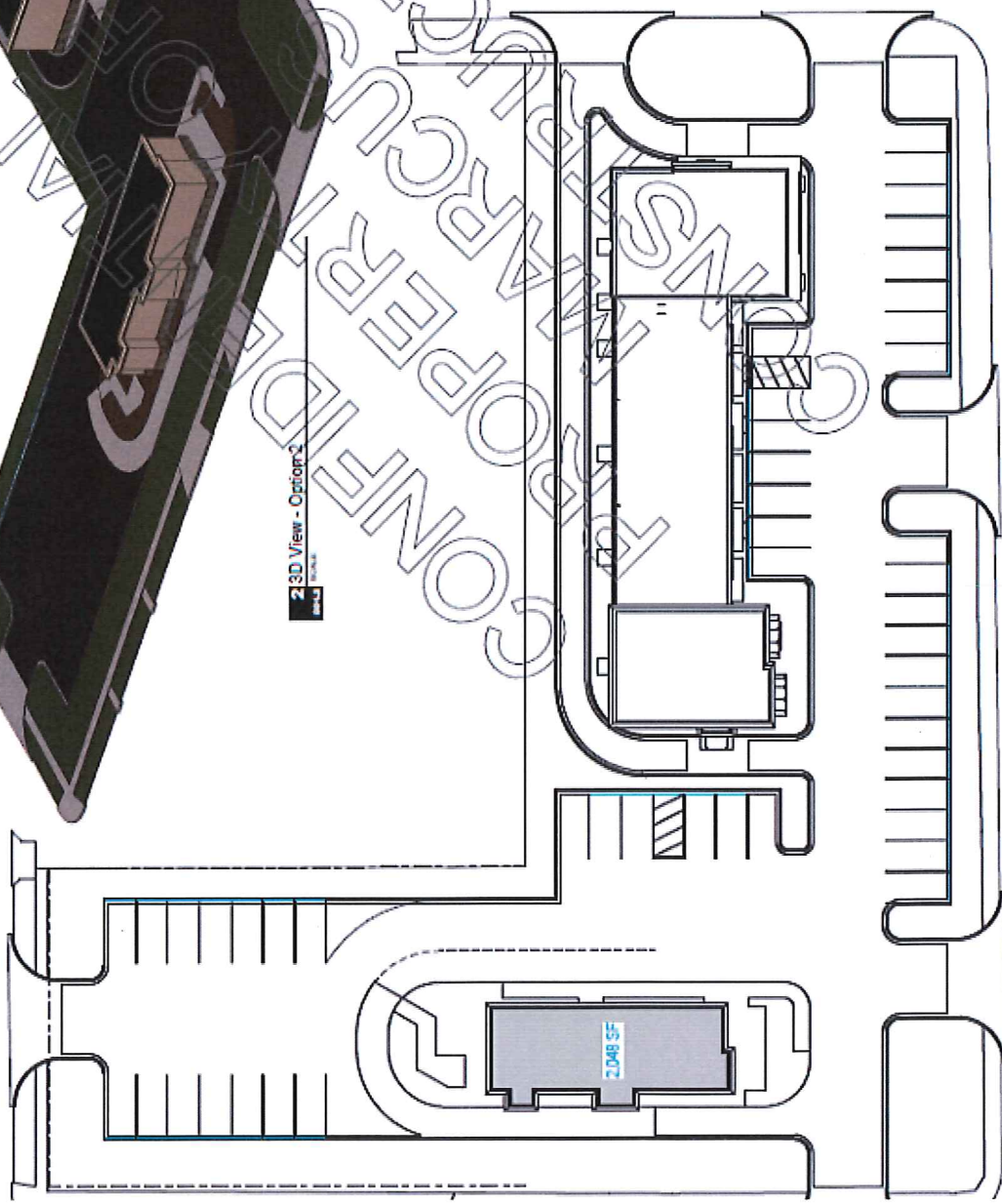


MONONGALIA AVE



2 3D View - Option 2

Scale: 1/8" = 1'-0"



47 Parking Spaces

Living Fence Options



Lilac



Dogwood



Cranberry